

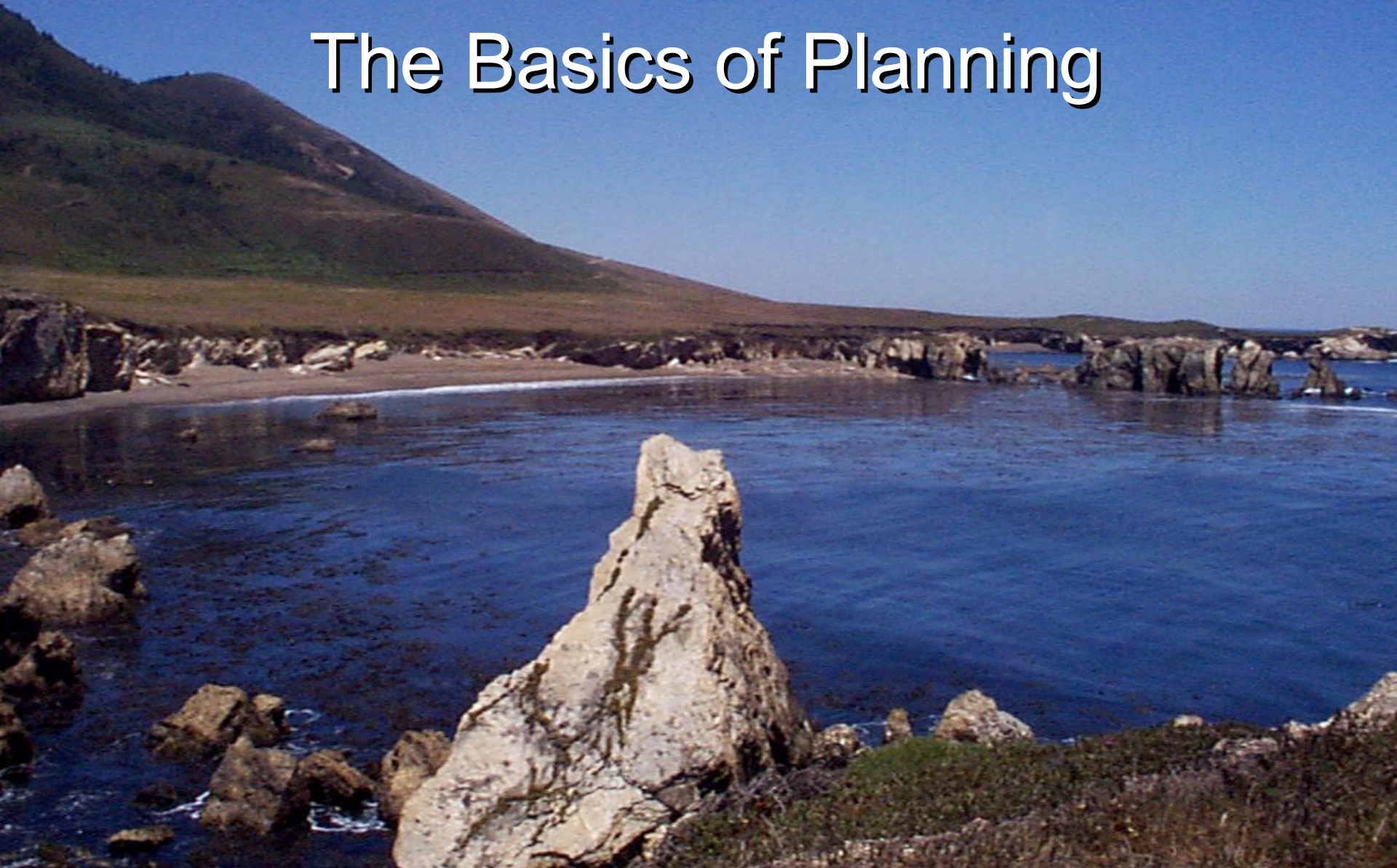


Community Advisory Council

Annual Workshop

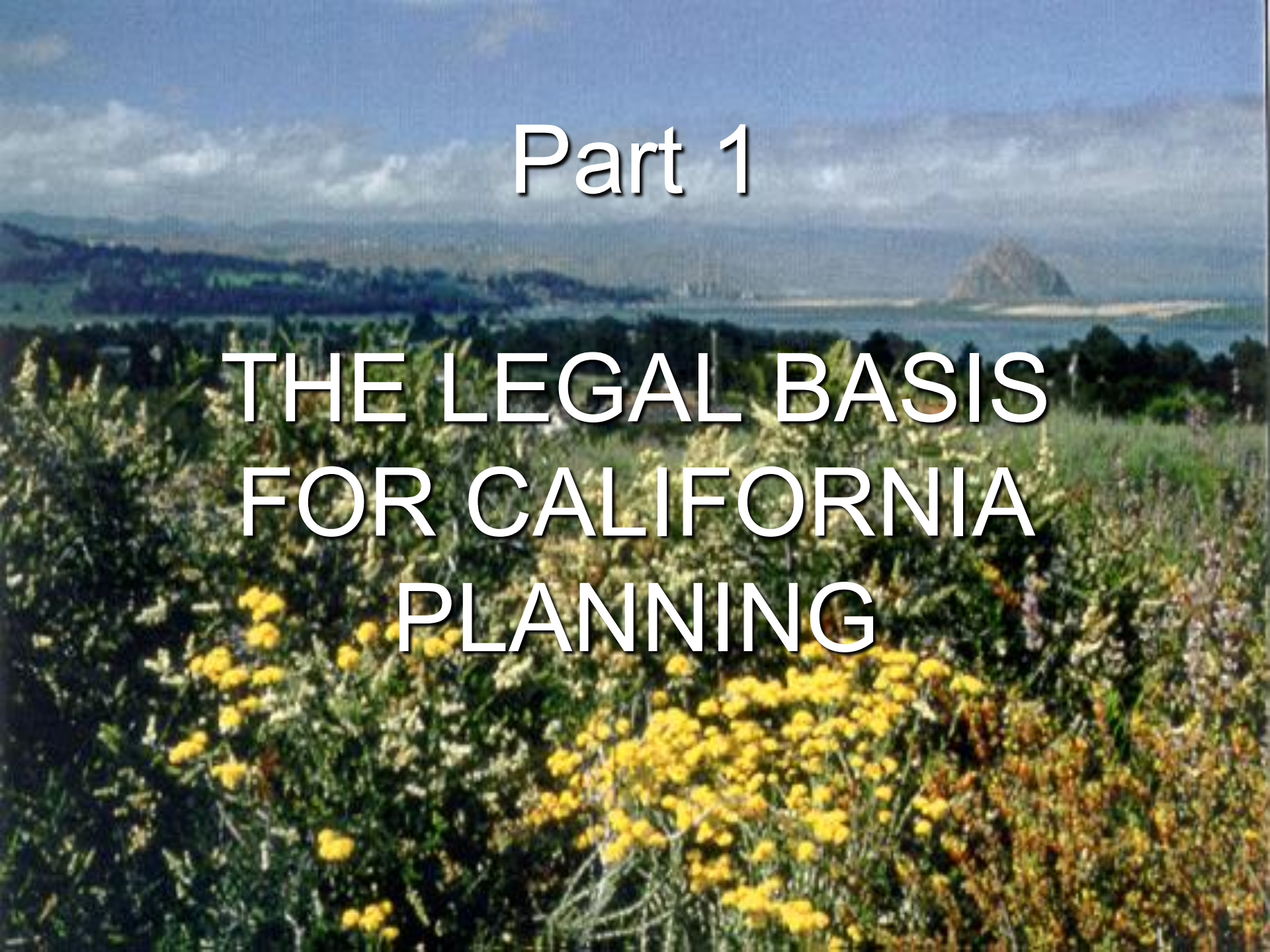
April 30, 2010

PLANNING 101: The Basics of Planning



Part 1

THE LEGAL BASIS FOR CALIFORNIA PLANNING



Land Use Planning: Definition

“The process by which public agencies, mostly local governments, determine the intensity and geographical arrangement of various land uses in a community”

Land Use Planning: Definition

In other words:

- How it gets decided
- What does and doesn't get built
- And where!

Laws Affecting Land Use Planning in California

- Planning Zoning & Development Law
- General Plan Law
- Subdivision Map Act
- California Environmental Quality Act
- U.S. & California Clean Air Act
- U.S. & California Endangered Species Act
- U.S. Clean Water Act

California Planning Law

- Requires cities and counties to have a planning agency and legislative body, and provides for the creation of planning commissions
- Requires preparation of a general plan
- Requires implementation of the general plan through specific plans and zoning and subdivision ordinances

The General Plan

Is a “blueprint” for guiding decision-making on future development and expresses community goals and public policy from a long term (20-year) perspective.

Mandatory and Optional Elements



```
graph TD; A[Mandatory and Optional Elements] --> B[Land Use]; A --> C[Parks & Recreation]; B --> B1[■ Land Use]; B --> B2[■ Circulation]; B --> B3[■ Housing]; B --> B4[■ Safety]; B --> B5[■ Conservation]; B --> B6[■ Open Space]; B --> B7[■ Noise]; C --> C1[■ Parks & Recreation]; C --> C2[■ Aesthetic]; C --> C3[■ Historic]; C --> C4[■ Agriculture]; C --> C5[■ Offshore Energy]; C --> C6[■ Energy]; C --> C7[■ Economic];
```

- *Land Use*
- *Circulation*
- *Housing*
- *Safety*
- *Conservation*
- *Open Space*
- *Noise*

- *Parks & Recreation*
- *Aesthetic*
- *Historic*
- *Agriculture*
- *Offshore Energy*
- *Energy*
- *Economic*

Internal Consistency

- All elements must be consistent with one another
- All elements of the general plan have equal legal status

General Plan Amendments

- State law allows the general plan to be amended up to four times a year
- An exception is that the plan can be amended at any time to accommodate projects that provide affordable housing

Specific Plans

- Are “mini-general plans” focused on particular communities or neighborhoods
- Are a “bridge” between the general plan and zoning
- Implement the general plan

Design Plans

- Intended to inform and guide property development in particular areas.
- “Community Design Handbooks”
- Implement the general plan

Zoning Ordinances

- Establish detailed regulations such as height, setbacks, and parking for the use of land and development of buildings and other structures
- Must be consistent with the objectives, policies, general land uses and programs specified in the general plan

State Subdivision Map Act

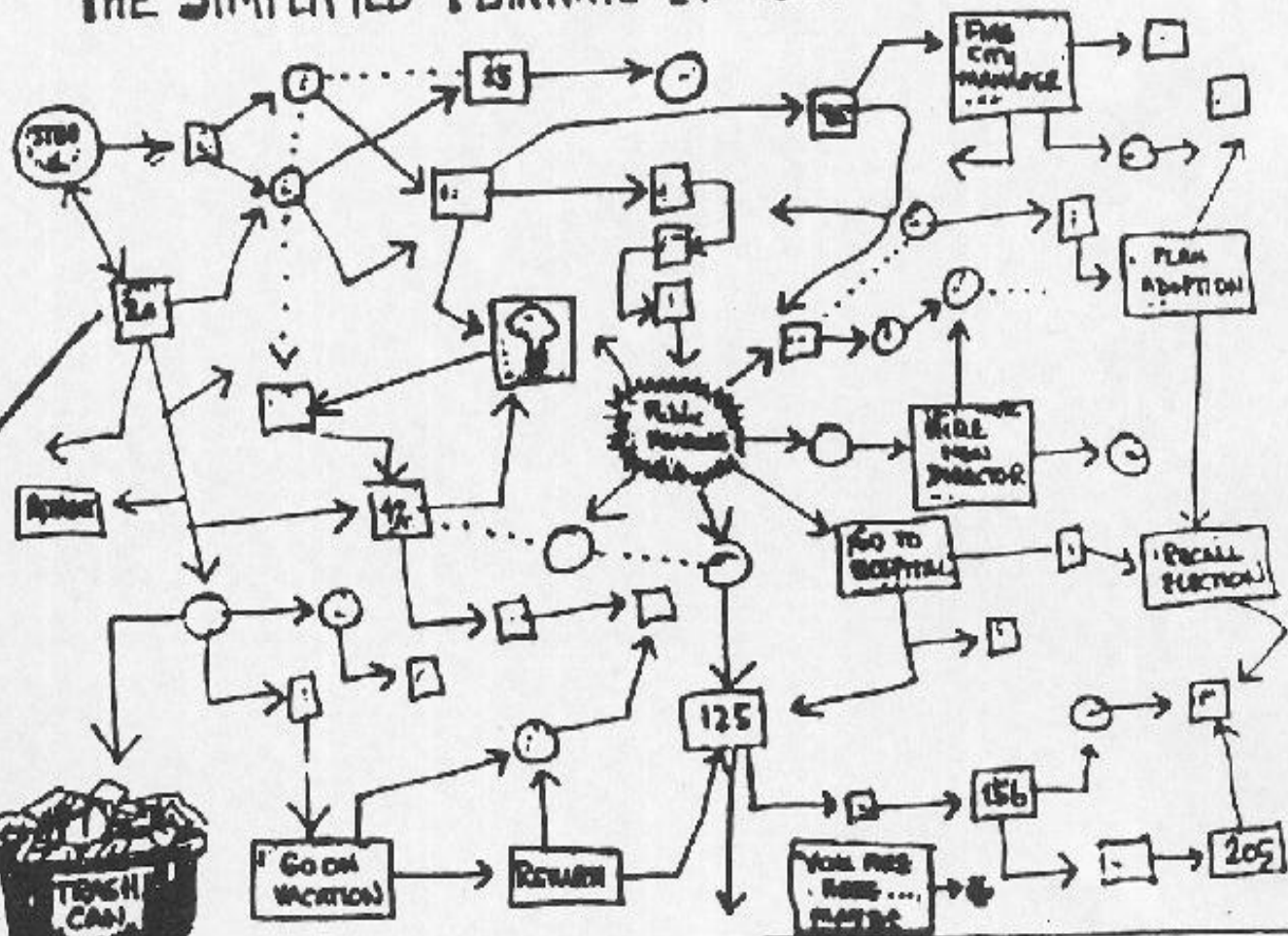
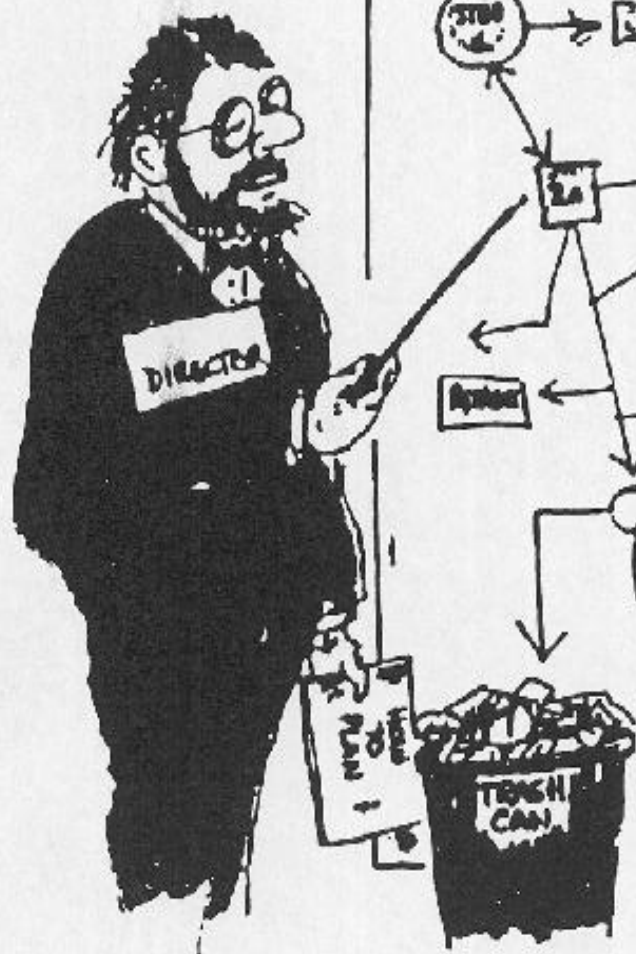
- Provides for regulation and control of design and improvement of subdivisions.
- Ensures public improvements are made by the subdivider and do not become an undue burden to the community.



Part 2

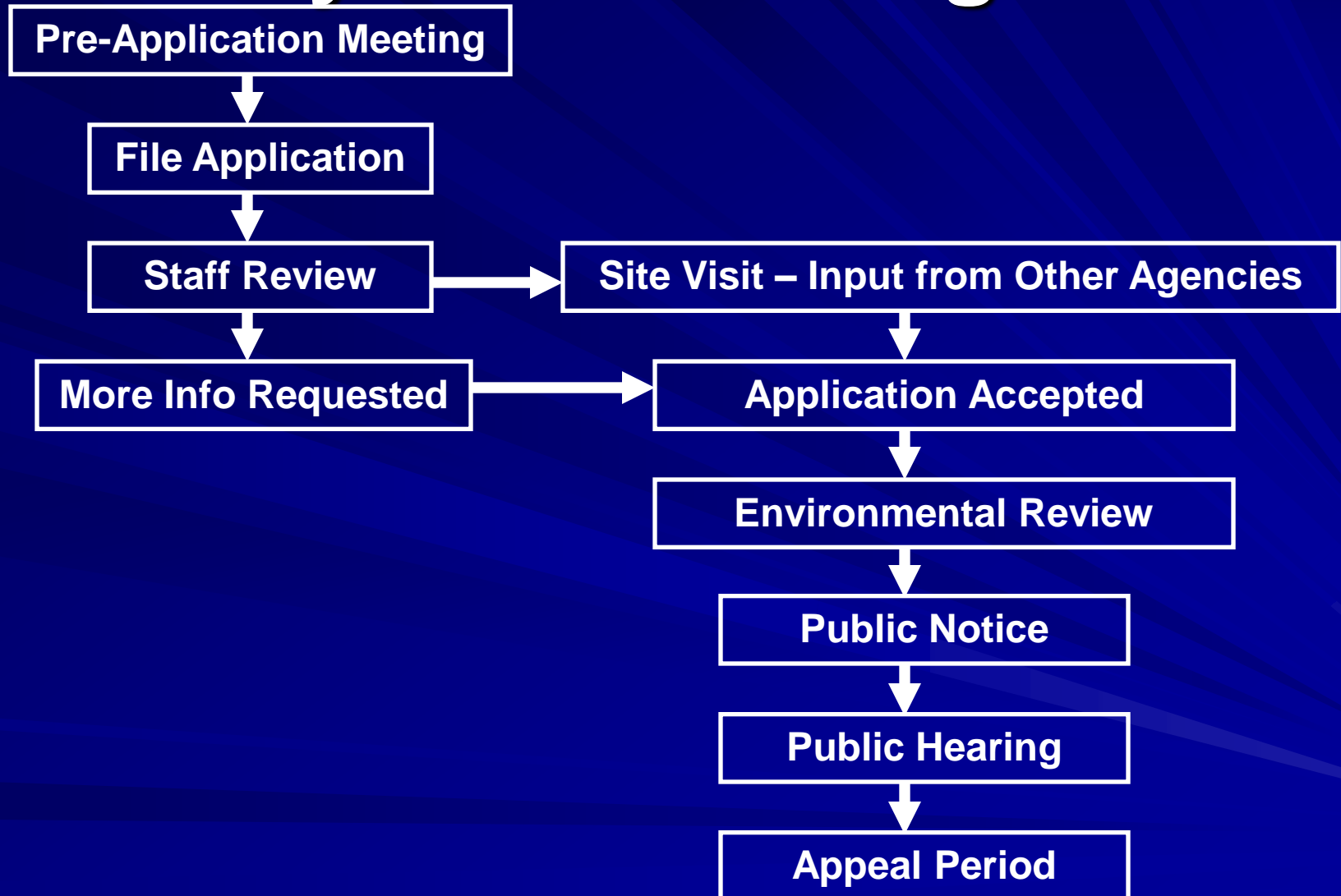
THE COUNTY SYSTEM

THE SIMPLIFIED PLANNING PROCESS



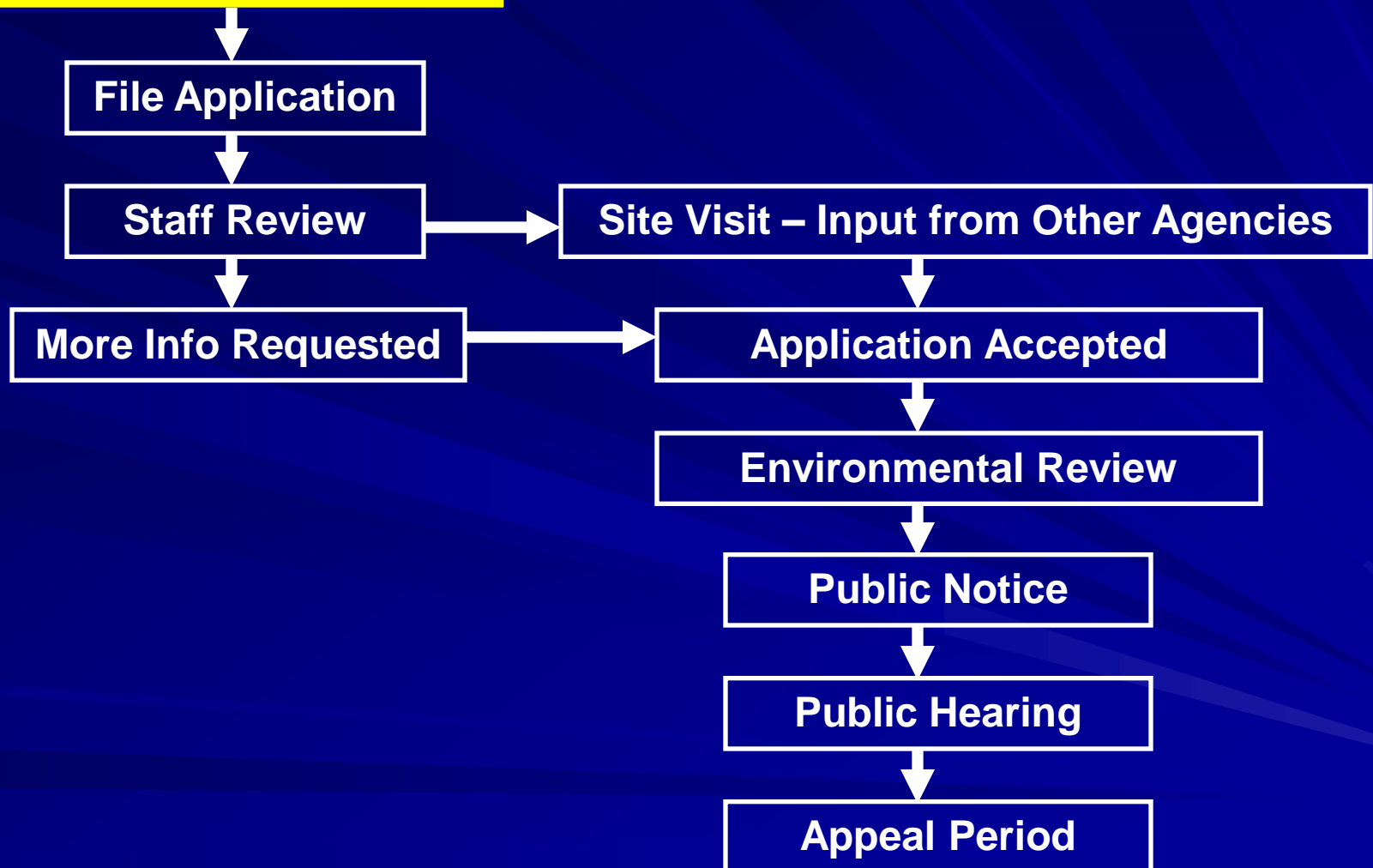
HARMAN

County Process Diagram

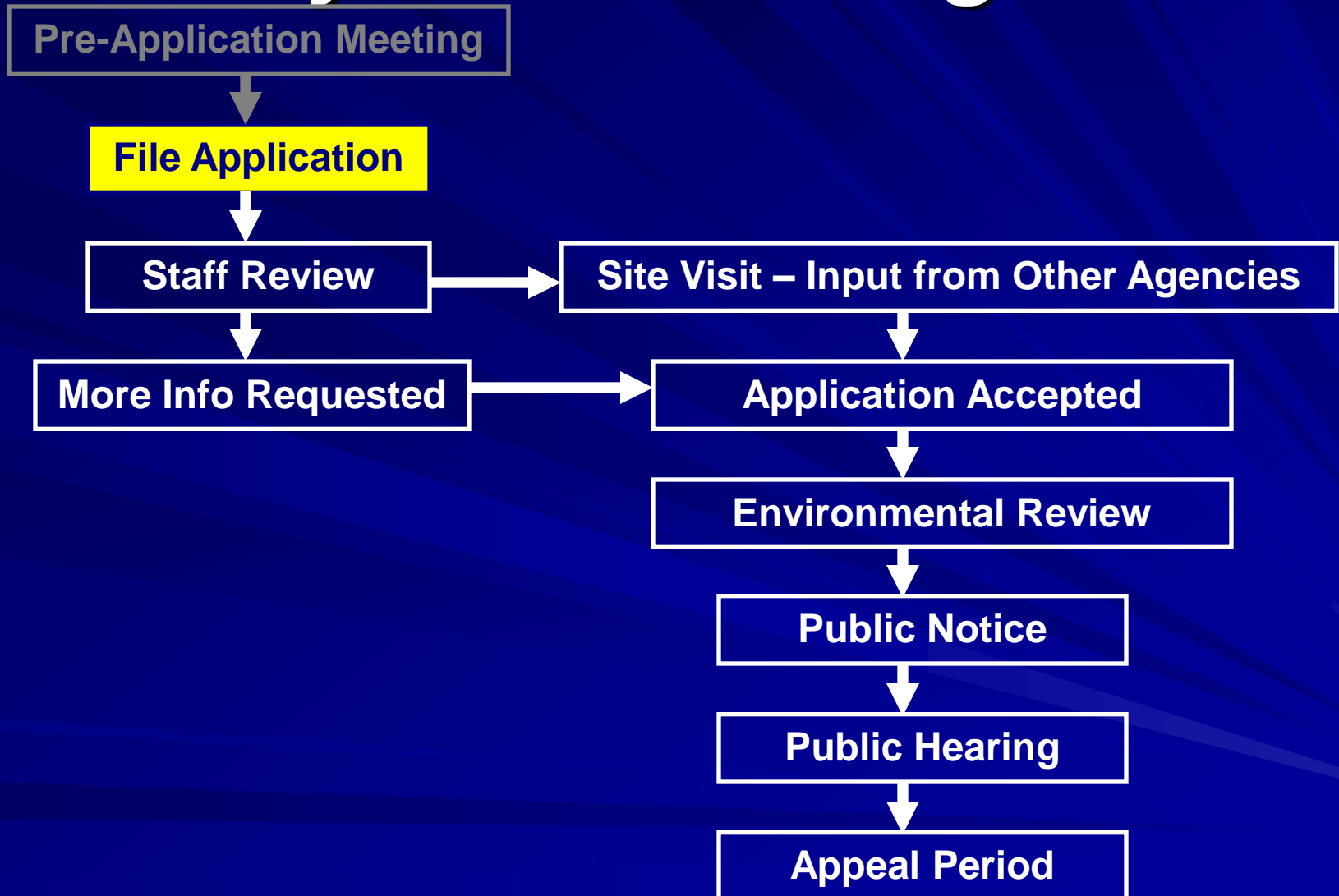


County Process Diagram

Pre-Application Meeting



County Process Diagram



Ministerial or Discretionary?

■ Ministerial Permits

- comply with zoning and building regulations.
- approved administratively (no hearing)

■ Discretionary Permits

- discretion exercised by decision maker – approve, deny or modify the project.
- Environmental review under the California Environmental Quality Act (CEQA).
- Referred to Community Advisory Councils

Ministerial or Discretionary?

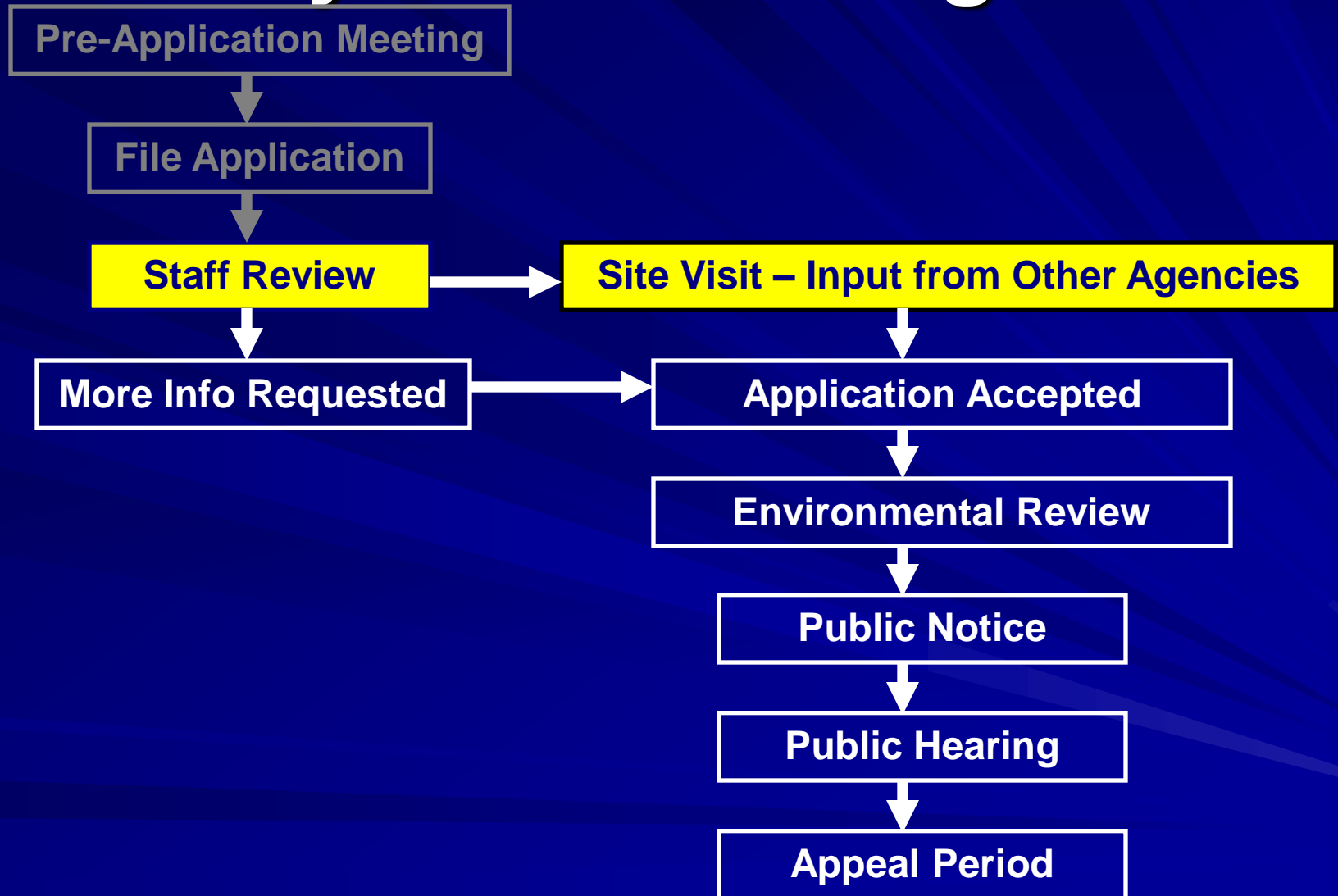
Ministerial

- Building Permit
- Zoning Clearance
- Site Plan

Discretionary

- Land Use Permits
 - Minor Use Permit
 - Conditional Use Permit
 - Variance
- Land Divisions
 - Parcel Map, Tract Map
 - Lot Line Adjustment
- General Plan Amendment
- Ordinance Amendment

County Process Diagram



Staff Review: Site Visit



Staff Review: Project Referrals

- **Project Referrals to County Departments, Agencies, Organizations, such as.....**
 - **Community Advisory Councils**
 - **Public Works**
 - **Agricultural Commissioner**
 - **CalFire**
 - **Cal Trans**
 - **California Department of Fish and Game**
 - **US Fish and Wildlife Service**

COMMENTS FROM:



Action by Decision-Makers

Community Advisory Councils



Referrals

- Link between CAC's and decision-makers
 - Provide input to decision-makers before decisions are made.
 - Provide local perspective to decision-makers.
 - No formal approval authority

Referrals

■ Example of effective referral language:

“The CAC has reviewed the project and has the following comments:

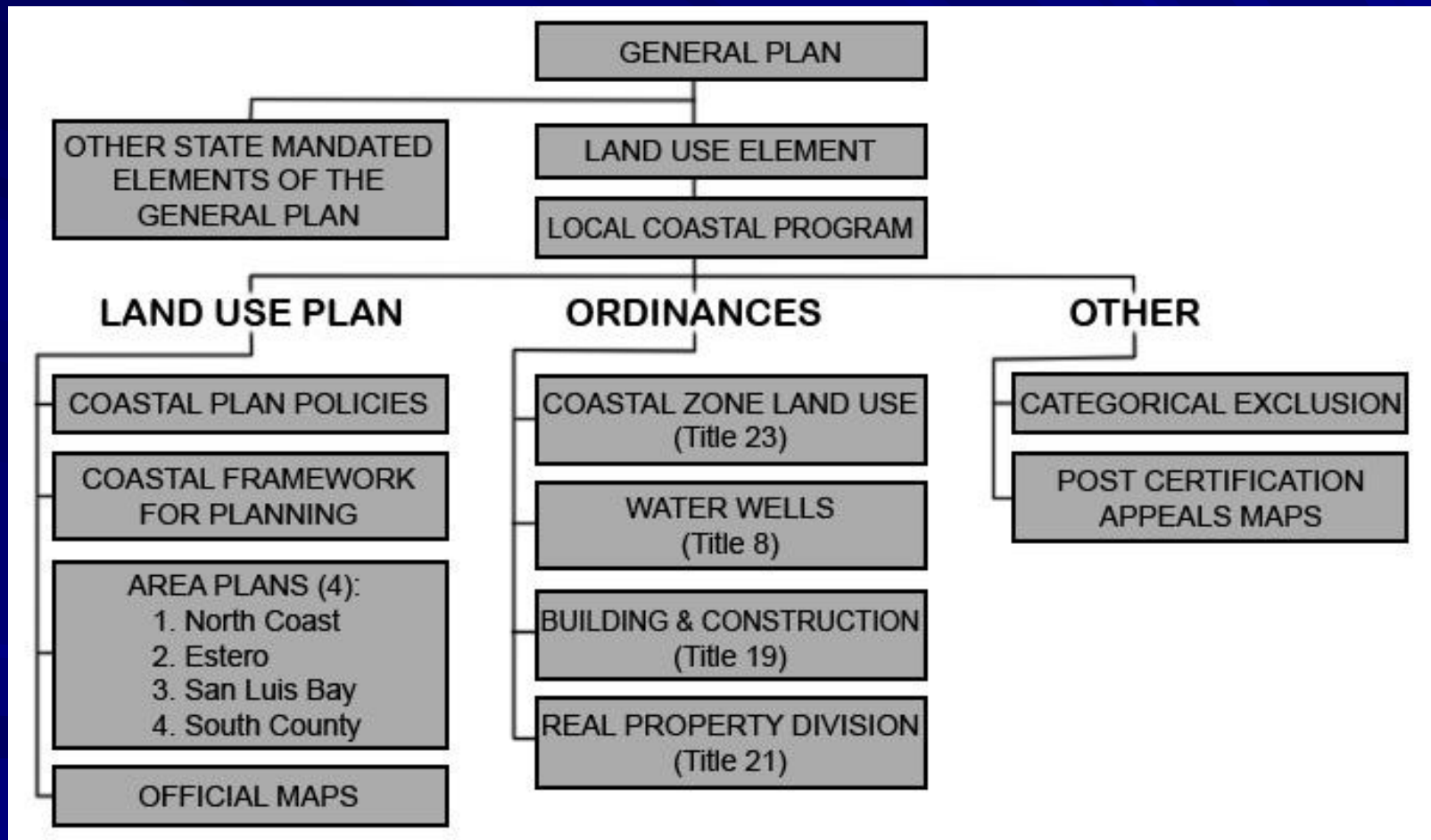
- Lighting/glare impacts adjacent properties
- Insufficient landscaping/screening
- Substantial changes to architecture needed to ensure consistency with the local design plan
- Site historically floods
- Intersection is congested during rush hour commute.”

Staff Review:

County Land Use Element

- **Three parts make up the county LUE (for both the Inland and Coastal Zone areas):**
 - **Framework for Planning**
 - **The Area Plans (11 inland, 4 coastal)**
 - **Official Land Use Maps**
- **In Coastal Zone: Local Coastal Plan (includes Coastal Plan Policies)**

Staff Review: Framework For Planning



Staff Review: Framework For Planning

- **Lists countywide planning goals**
- **Provides an overview of land use, circulation policies**
- **Describes the purpose & character for each of the 13 land use categories**

Staff Review:

Area Plans

Adelaida

El Pomar-Estrella

Estero

Huasna-Lopez

Las Pilitas

Los Padres

Nacimiento

North Coast

San Luis Bay

San Luis Bay (Coastal)

Salinas River

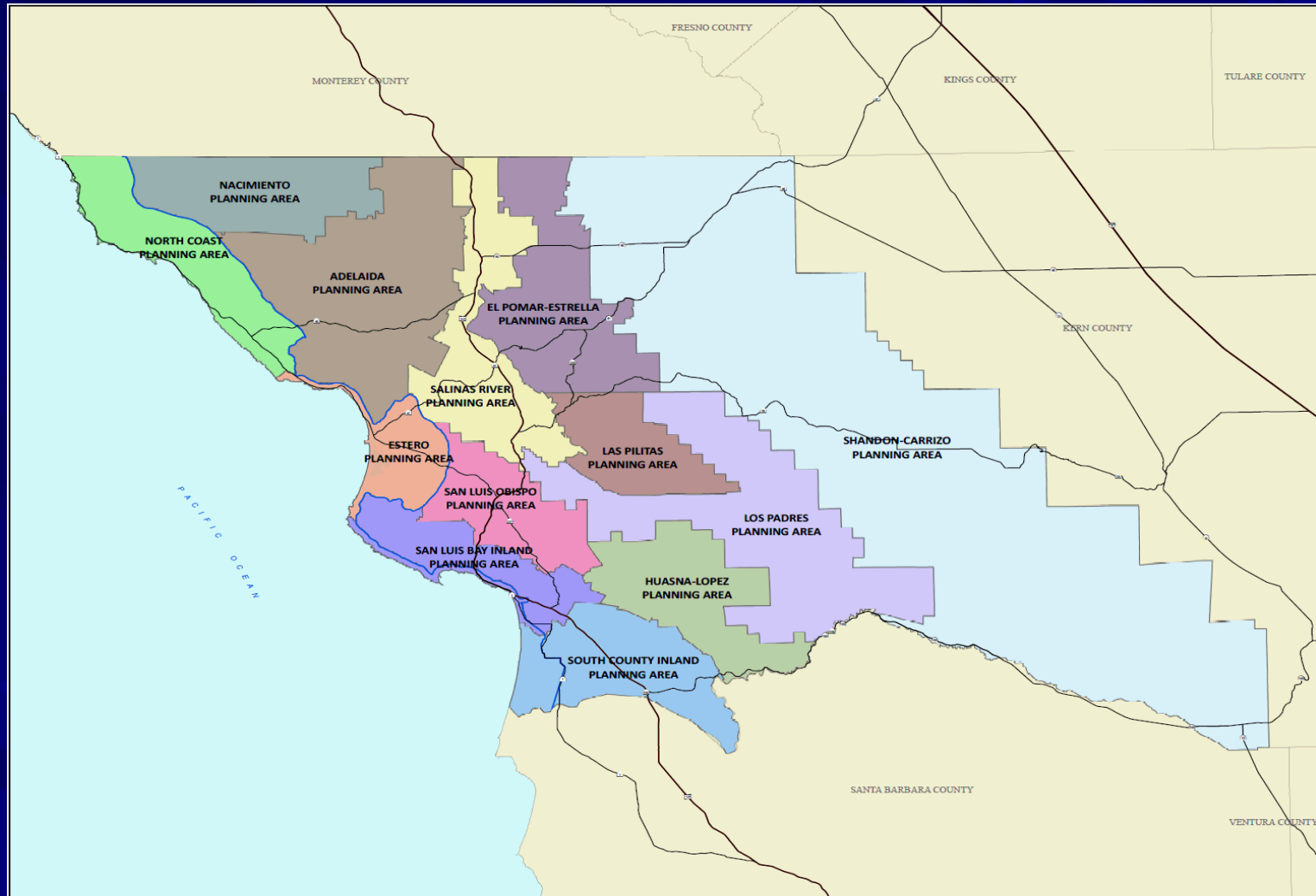
San Luis Obispo

Shandon-Carrizo

South County

South County (Coastal)

Staff Review: Area Plans



Staff Review: Land Use Ordinance

- Contains development standards, permit procedures
- Has an allowable uses chart and definitions of land uses
- Land Use Ordinance vs. Coastal Zone LUO

Staff Review:

Specific Plans & Design Plans

- **Lake Nacimiento Resort Specific Plan**
- **Woodlands Specific Plan**
- **Avila Beach Specific Plan**
- **Oceano Specific Plan**

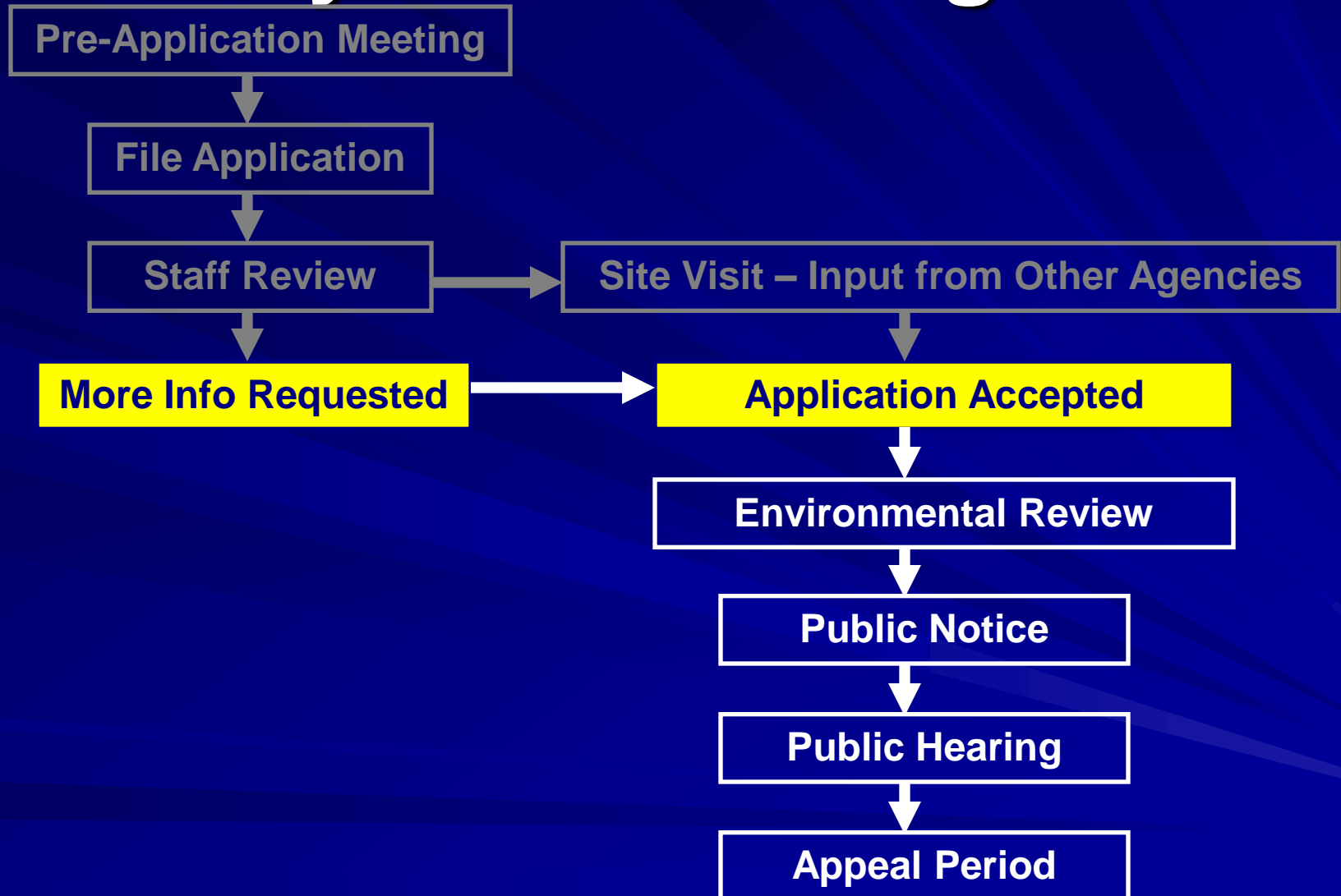
- **Templeton Community Design Plan**
- **Santa Margarita Design Plan**
- **West Tefft Corridor Design Plan**

Staff Review:

California Coastal Act

- A portion of the county is within the *coastal zone*, which is a specific area designated by the 1976 California Coastal Act.
- Within the coastal zone, each local government must prepare a Local Coastal Program for that portion of the coastal zone within its jurisdiction.

County Process Diagram



“Info Hold” or Acceptance

- Within 30 days of the project submittal date, staff will send the applicant either:
 - An “Info Hold” letter
 - Letter of Acceptance

County Process Diagram





Part 3

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**Passed by
State Legislature in 1970**

Basic Purposes of CEQA

- Provide info about environmental impacts
- Identify and prevent environmental damage
- Consider mitigation and alternatives
- Encourage public participation
- Foster interagency coordination

County CEQA Guidelines

- Guidelines are adopted by the Board of Supervisors
- Assure compliance with state law
- Provide definitions, procedures, and criteria for implementation of CEQA
- Standardize CEQA procedures for project evaluation
- Ensure public participation

Environmental Issues

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards/Hazardous Materials
- Noise
- Public Services
- Recreation
- Transportation
- Wastewater
- Water
- Land Use





Cultural Resources

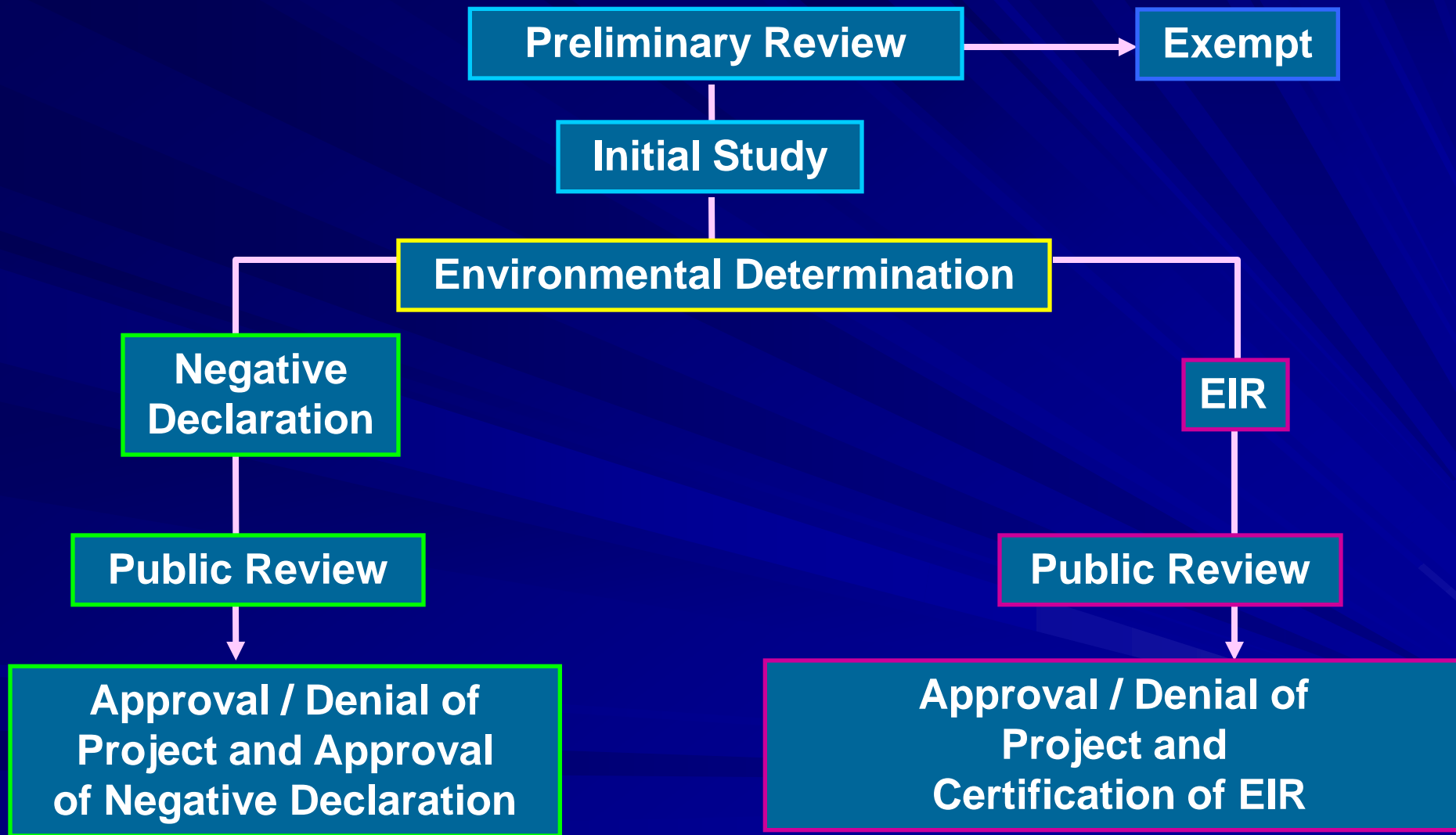


Traffic

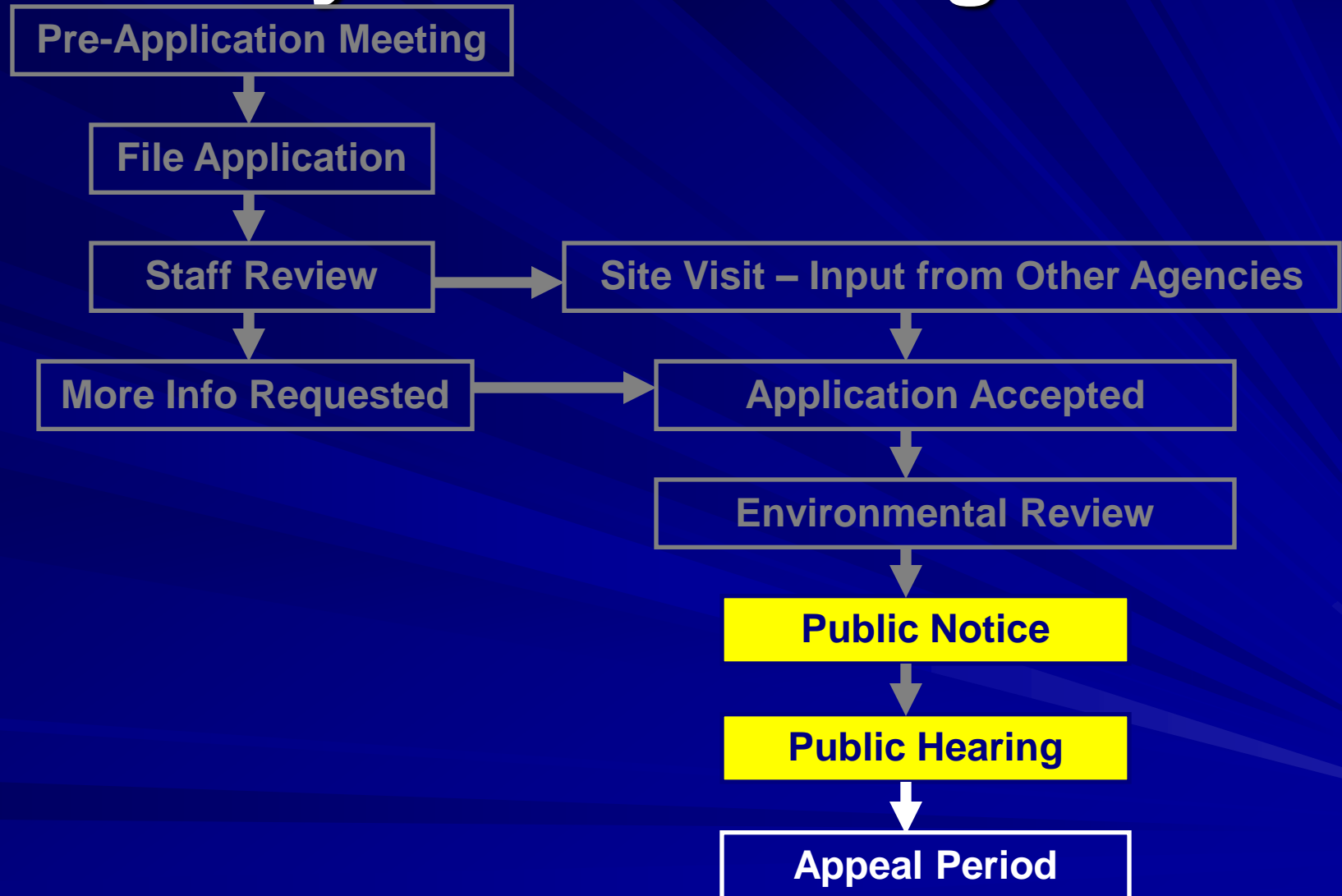


Air Quality

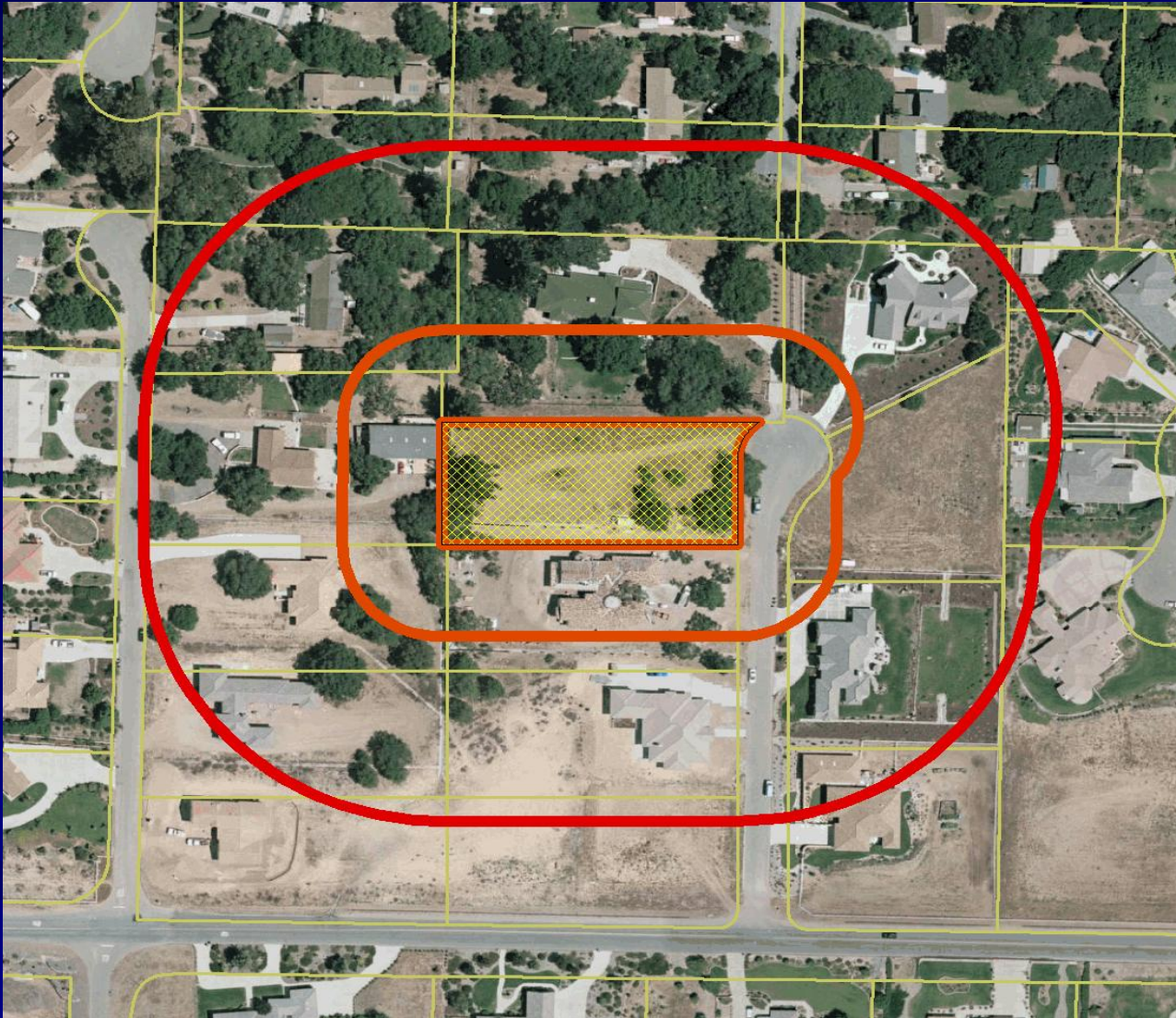
Summary of County's Environmental Review Process



County Process Diagram



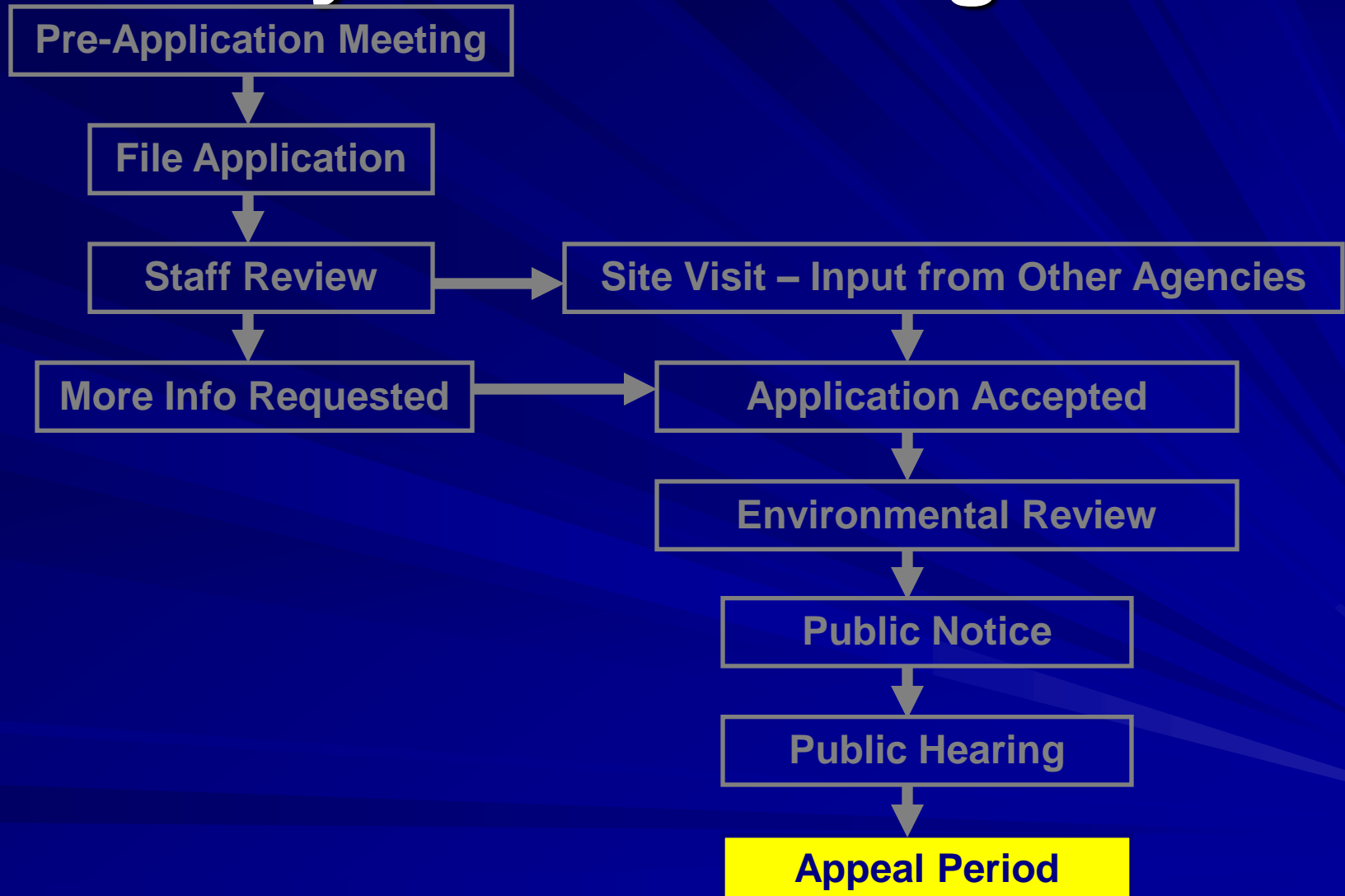
Public Notice



Public Hearing



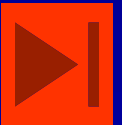
County Process Diagram



Appeals

- Any discretionary decision can be appealed by anyone:
 - Request an appeal
 - Address appeal issues
 - Appeal heard by Board of Supervisors
 - Board of Supervisors decision is final (unless appealable to or by the Coastal Commission)

Questions?



Break

Major Long Range Programs

- **Economic Development Strategy**
- **Resource Management System**
- **Climate Action Plan**
- **Land Use & Circulation Elements Update**
- **Infrastructure Planning**
- **Growth Management Strategies**
- **Shandon Community Plan**

Economic Strategy

Status update:

- **May 2009: EVC confirmed as lead agency in partnership with County**
- **Steering committee includes Supervisors Mecham and Hill**
- **June 2009: consultant selected; county and private sources commit funding**

Economic Strategy

Status update:

- April 2010: preliminary analysis of county “clusters of opportunity”
- May 2010: meetings of five clusters
- June/July: smaller action teams to form, identify actions for the strategy
- Public release anticipated in late 2010

Resource Management System

- **Component of County General Plan**
- **Monitors essential resources**
 - Water (supply, systems)
 - Sewer, Roads
 - Schools, Air Quality
- **Reports status of resource capacities, consumption**
- **Annual Resource Summary Report**

RMS Annual Summary Report

Major Issues 2008-09:

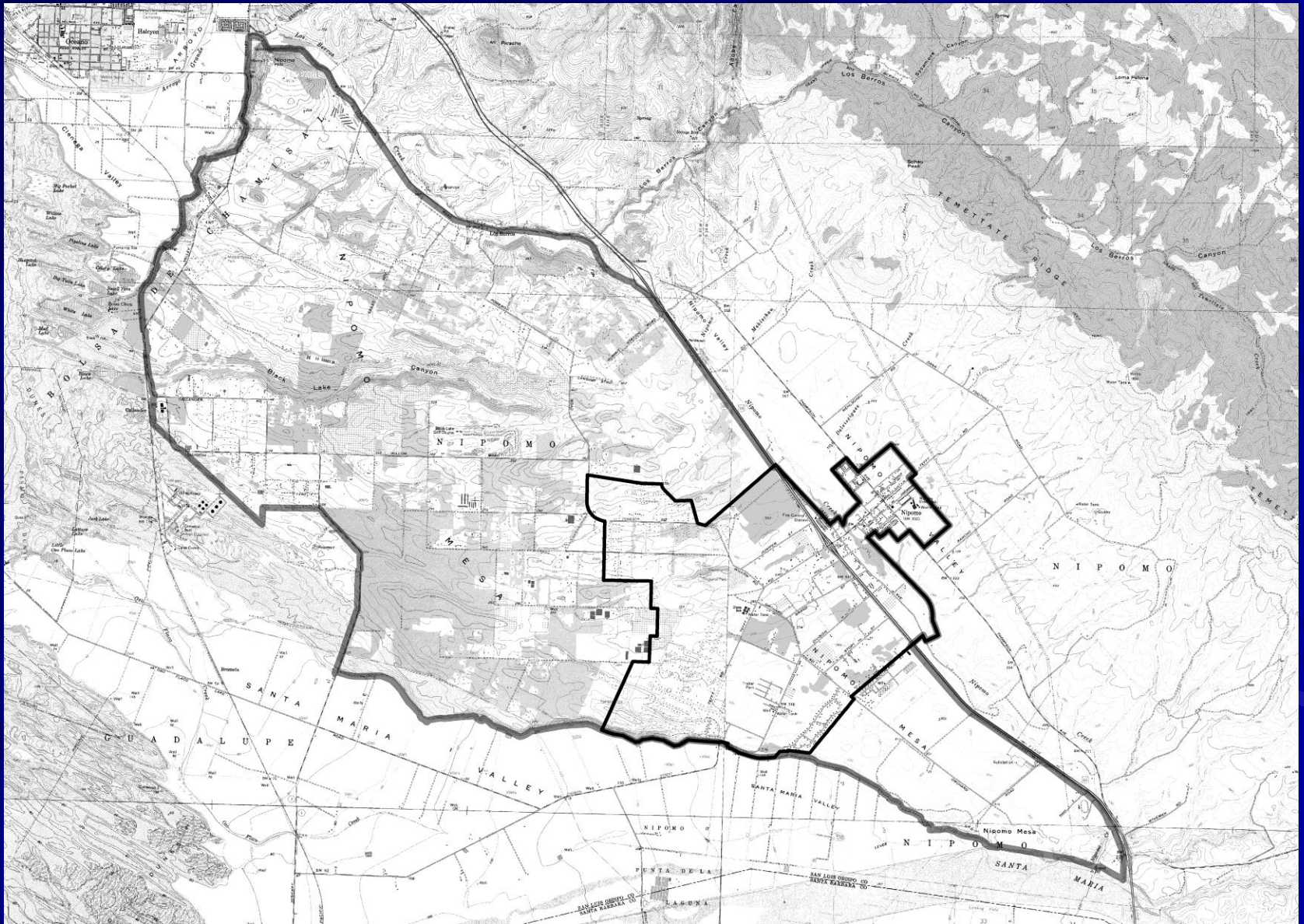
- **Comprehensive data collection**
- **Mutual water companies to report**
- **Improved monitoring**
- **Sentry wells**

RMS: Water

Groundwater basin status:

- **Nipomo Mesa: Level of Severity III**
- **Los Osos: Level of Severity III
(seawater intrusion)**
- **North Coast: Level of Severity III**
- **Paso Robles: RCS in process**

Nipomo Mesa Water Conservation Area



NMWCA

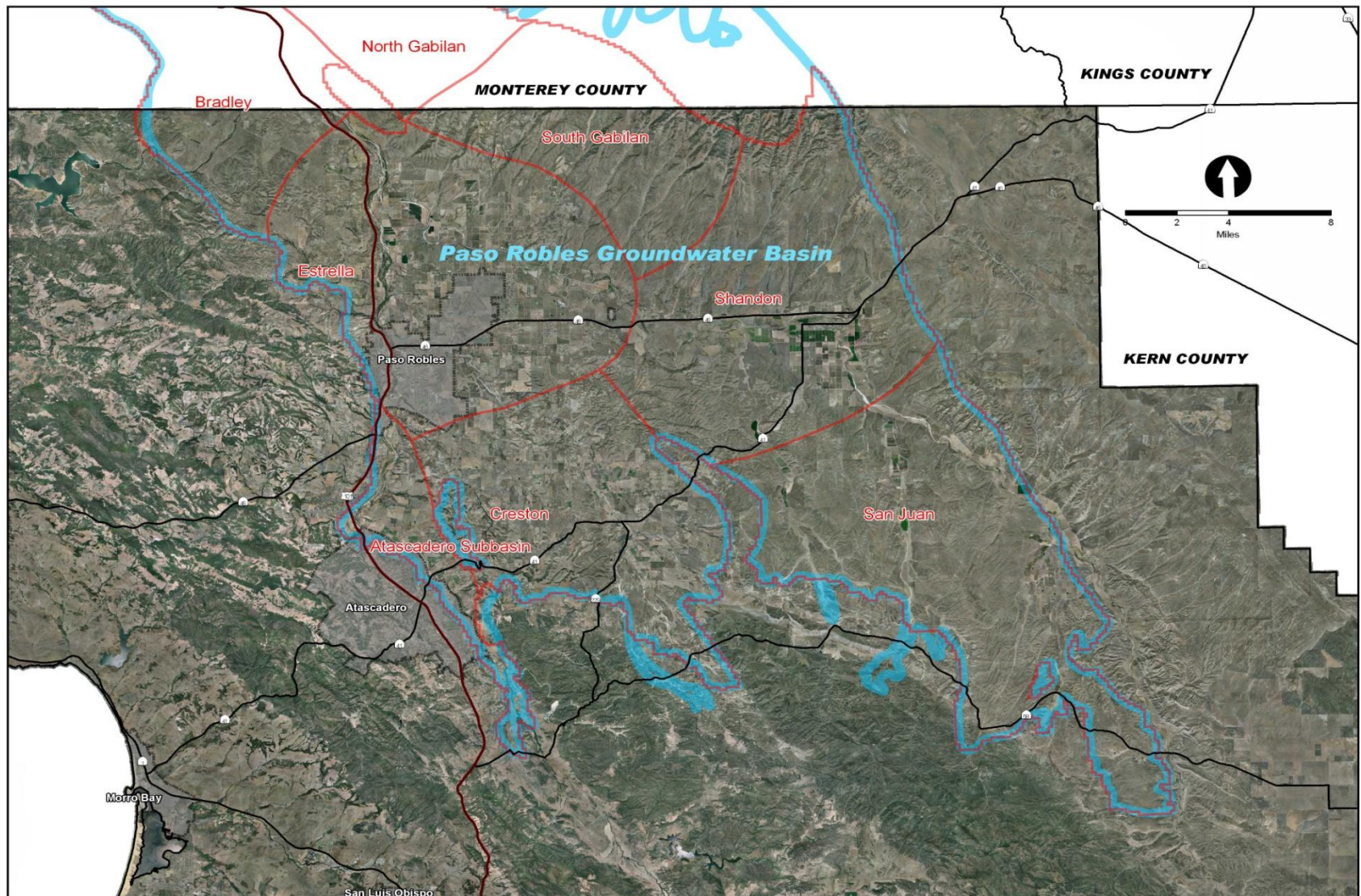
Working cooperatively with:

- **Nipomo CSD**
- **Golden State Water Co.**
- **Rural Water Co.**
- **Woodlands Mutual Water Co.**

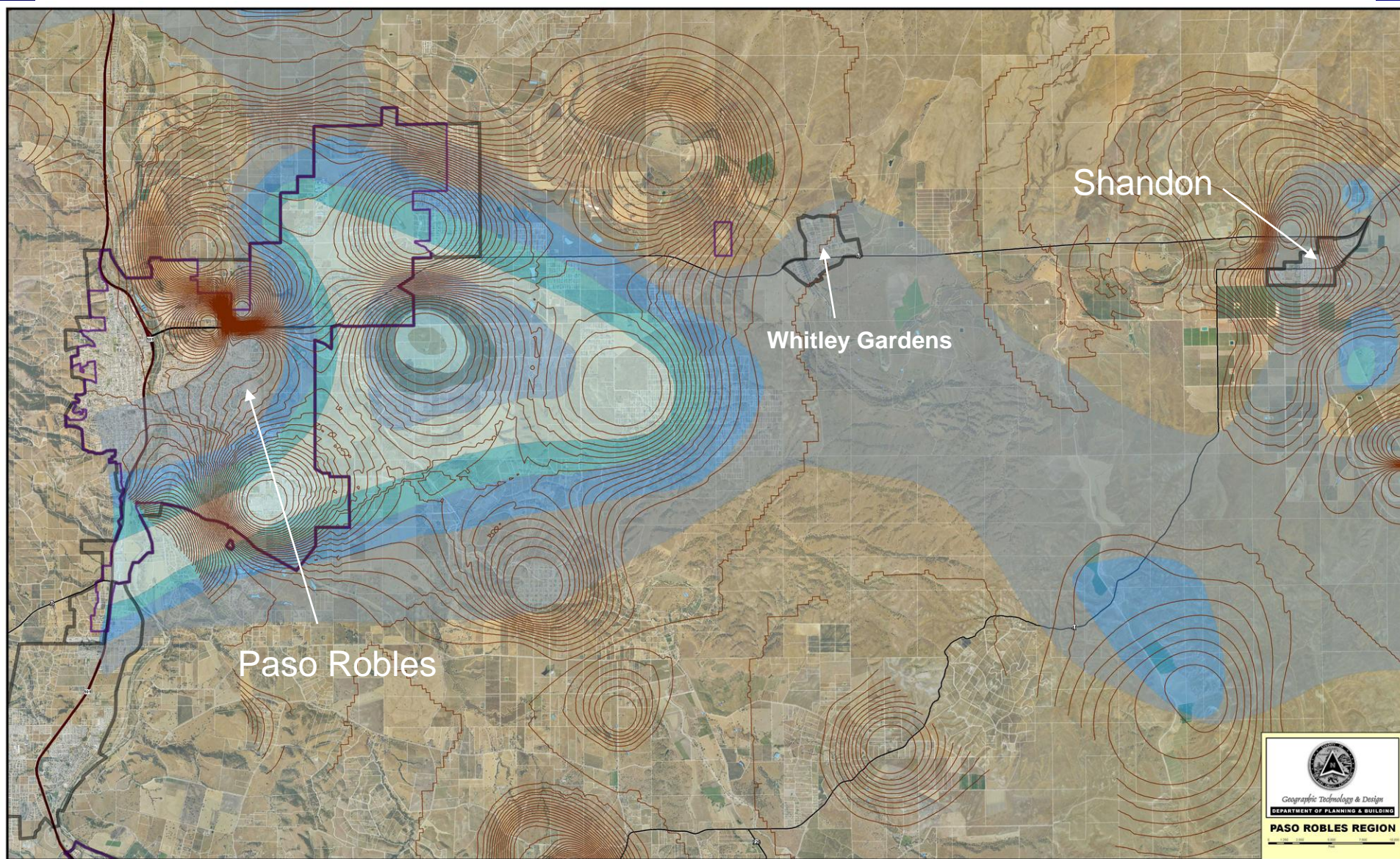
Paso Robles Groundwater Basin

- Largest basin in county
- Safe yield: 97,700 acre-feet/year
- Current pumping: 96,781 afy
- Largest groundwater: ag.
- Other users:
 - Municipal
 - Rural
 - Small systems
 - Small commercial systems

Paso Robles Groundwater Basin



Paso Robles Groundwater Basin





Land Use and Circulation Element Update (LUCE) & Climate Action Plan (CAP)

*Creating Our Legacy.
Sustaining Our Resources.*

LUCE

Purpose:

- **Consolidate and revise Land Use and Circulation Elements = saving money**
- **Regional approach to growth and resource issues through 2035**
- **Introduce the idea of a rural area plan for unincorporated rural areas of county**

LUCE

Aims:

- Consolidate 15 area plans
- Protect ag., natural resources
- Identify potential expansion areas around unincorporated towns
- Better link land use and transportation

LUCE

How Will it Be Prepared?

- Extensive public outreach, involvement
- Result: a plan developed by the community, stakeholders, County

What is your role?

- Ambassador to your community
- Participant in one or more regional workshops

Climate Action Plan

Purpose:

- For the unincorp. County, gov. operations to become more energy efficient
- To provide measurable goals and actions to reduce GHG emissions
- Demonstrate how the County will meet its emissions reduction targets

Climate Action Plan

Features:

- Energy efficiency measures to reduce GHG emissions, save money, improve public health and air quality
- Measures address four sectors:
 - Transportation
 - Land Use, Built Environment
 - Energy
 - Waste and Recycling

Climate Action Plan

How Will it Be Prepared?

- Extensive public outreach, involvement
- Result: a plan developed by stakeholders, County

What is your role?

- Ambassador to your community
- Participant in one or more regional workshops